

7 Ballyveigh Gardens, BT41 2FH



PRICE Offers Over £174,950

This is an excellent opportunity to purchase a beautifully presented three bedroom semi-detached house occupying a generous site with superb sun orientation and privacy. Finished to a high standard throughout, this property is likely to appeal to the young first time buyer and professional couple alike. The property benefits from a stunning mid grey coloured "Shaker" style kitchen units to include integrated oven, hob, fridge, freezer and washing machine together with modern white sanitary ware to the family bathroom and ground floor W/C. With double glazed sliding patio doors that open onto a fully enclosed garden to the rear with views towards Lough Neagh, this property is ideally positioned to take full advantage of the excellent sun orientation.

Only on full internal inspection can one begin to appreciate the quality of this stunning property.
Early viewing strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room 19'5" x 11'7" (into bay) with contemporary style wall mounted electric fire
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of mid grey coloured "Shaker" style high and low level units / Integrated oven, hob, fridge, freezer and washing machine
- Ground floor W/C with modern white suite
- First floor landing / Access to loft
- Three well proportioned bedrooms / Bedroom 3 with built-in wardrobe with sliding mirrored doors
- Bathroom with modern white suite to include panel bath with mixer taps and shower attachment
- PVC double glazed windows / Gas fired central heating / Double glazed sliding patio doors to rear
- Tarmac drive to side with off-street parking for two cars / Fully enclosed garden to rear with excellent sun orientation / Views towards Lough Neagh

ACCOMMODATION

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Tarmac drive into side with space for 2 cars. Neat lawn. Paved Pathway to front door, Outside light.

ENTRANCE HALL

Staircase to first floor with molded handrail. Fully tiled floor. Single radiator.

LIVING ROOM

19'5" x 11'7" (5.931 x 3.537)

Feature bay window, Wall mounted contemporary style electric fire place. Double radiator.

KITCHEN/INFORMAL DINING

15'4" x 8'9" (4.691 x 2.680)

Full range of mid grey 'shaker' style high and low level kitchen units with complimentary worktops and splash back tiling. One and One quarter bowl stainless steel sink units with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan, a low level combination oven and grill, Fridge freezer, Washing machine, Over counter lighting and bullet lights to the kickstand, USB plug socket, Fully tiled floor. Single Radiator. PVC Double glazed sliding patio door to rear garden.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC and a wall mounted wash hand basin with 'mono-bloc' chrome mixer tap and floor to ceiling splash-back, Single radiator

FIRST FLOOR LANDING

Access to loft

BEDROOM 1

12'7" x 8'2" (3.847 x 2.490)

Single Radiator

BEDROOM 2

13'0" x 8'2" (3.965 x 2.491)

Single Radiator, stunning views over Lough Neagh and Antrim.

BEDROOM 3

6'10" x 6'8" (2.093 x 2.040)

Integrated storage with sliding mirror doors and clothing rail. Single radiator.

BATHROOM

6'10" x 8'9" (2.105 x 2.688)

Modern white suite comprising a panel bath with chrome mixer tap, shower over, Fully tiled splash-back and glazed shower screen. Wall mounted wash hand basin with 'Monobloc' chrome mixer tap and floor to ceiling tiled splash-back, Low flush push button WC, Fully tiled floor. Extractor fan and a single radiator.

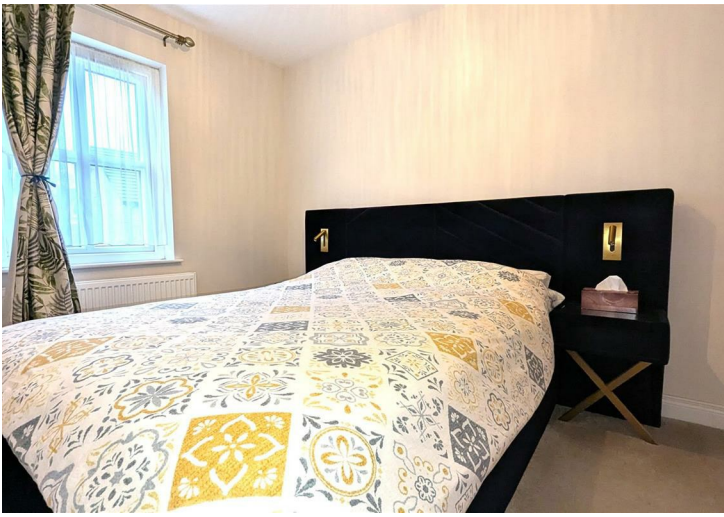
OUTSIDE REAR

Fully enclosed rear garden with excellent sun orientation and privacy. 6ft timber fencing and pedestrian gate to front. Raised paved patio with steps to neat lawn and flower bed bordering. Outside tap and light.

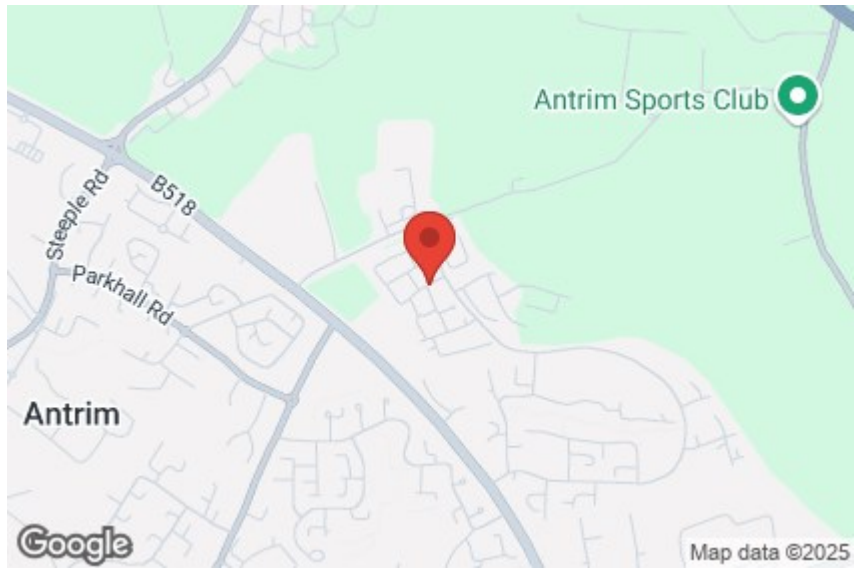
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



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